

LDO District Changes

GB, HB → to → **C-M**
General, Highway Business **Commercial-Medium**
(Current) **(Proposed)**

General:

Limited changes are occurring with this consolidation of two commercial districts into one.

Uses:

- A wider number of uses would be permitted in this proposed district than in either current district. *
- Upper-story residential allowed with development standards.
- Certain “Group Living” uses now allowed in this district. *
- “Colleges and Universities” uses allowed in former “GB” districts.
- Manufactured and modular home sales not allowed in this district.
- Truck stops not allowed in this district.
- Outdoor advertising (billboards) would be permitted for the first time within the current GB zoned areas.

Dimensional Standards:

- No minimum lot size*
- Lots widths increased to accommodate needed driveway access
- Street setbacks decreased down to the current “GB” street setback requirement
- Minimum side and rear setbacks decreased to zero when adjacent to nearly most non-residential districts*
- Minimum side and rear setbacks (when adjacent to nearly all residential districts) average between the current “GB” and “HB” requirements.
- Maximum height for the new district is the current “HB” height requirement when next to all residential districts
- When adjacent to all non-residential uses, the height restriction will be 150 feet.

* Denotes a Significant Change